

027.A

0001

0106.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

804,100 / 804,100

USE VALUE:

804,100 / 804,100

ASSESSED:

804,100 / 804,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		GRAFTON ST, ARLINGTON

OWNERSHIP		Unit #:	2
Owner 1:	BURD MICHAEL S		
Owner 2:	BURD SARA M		
Owner 3:			

Street 1:	106 GRAFTON ST UNIT 2
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER			
Owner 1:	PHILLIPS CONSTANCE -		
Owner 2:	HINES STEPHEN -		
Street 1:	106 GRAFTON ST UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

NARRATIVE DESCRIPTION			
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 2052 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7730												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	799,400	4,700		804,100		
Total Card	0.000	799,400	4,700		804,100	Entered Lot Size	
Total Parcel	0.000	799,400	4,700		804,100	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	391.86	/Parcel:	391.8
						Land Unit Type:	

PREVIOUS ASSESSMENT								Parcel ID	027.A-0001-0106.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	787,600	4700	.		792,300	792,300	Year End Roll	12/18/2019
2019	102	FV	802,700	4700	.		807,400	807,400	Year End Roll	1/3/2019
2018	102	FV	711,400	4700	.		716,100	716,100	Year End Roll	12/20/2017
2017	102	FV	649,700	4700	.		654,400	654,400	Year End Roll	1/3/2017
2016	102	FV	649,700	4700	.		654,400	654,400	Year End	1/4/2016
2015	102	FV	591,600	4700	.		596,300	596,300	Year End Roll	12/11/2014
2014	102	FV	565,100	4700	.		569,800	569,800	Year End Roll	12/16/2013
2013	102	FV	565,100	4700	.		569,800	569,800		12/13/2012

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
PHILLIPS CONSTA	70936-316		4/30/2018		825,000	No	No					
NEXT HILL DEVEL	45994-483		8/31/2005		575,000	No	No					

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
10/9/2012	1278	Manual	14,000	C						5/18/2018	Measured	DGM	D Mann		
3/18/2005	202	Dormers	60,000			G6	GR FY06	ADD 1 FBTH & RENO		5/30/2013	Info Fm Prmt	EMK	Ellen K		
										3/13/2006	External Ins	BR	B Rossignol		
										10/3/2005	Info Fm Prmt	BR	B Rossignol		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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